

Agenda – revised 11/29/17
BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
December 20, 2017
1:30 p.m.
Room 208, City Hall

1. **Call to order.**

2. **A public hearing to consider each of the following;**

APPEAL #20118– Appeal filed by DBA Missouri Loans from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a title loan company at 709 N. Tucker.

WARD 5 AOP-1536-17 ZONE: “I” – Central Business District

APPEAL #20119 – Appeal filed by DBA Brighter Day Auto Sales & Services from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate auto sales and repair with outdoor storage at 5610 Dr. Martin Luther King.

WARD 22 AOP-1950-17 ZONE: “G” – Local Commercial and Office District

APPEAL #20120 – Appeal filed by MWR Auto Repair and Sales LLC from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate auto sales with repair with outdoor storage at 4324 S. Kingshighway.

WARD 14 AOP-2010-17 ZONE: “F” – Neighborhood Commercial District

APPEAL #11006 – Appeal filed by Kyle Miller from the determination of the Board of Public Service in the denial of a boundary adjustment at 4400, 4402, 4404-08 Vista, 1411-13 S Newstead, 4401-05 and 4407 Vista, 4424, 4426-28 and 4438 Vista, 4425 and 4437 Vista.

WARD 17 #BPS-124882 ZONE: “B” – Two-Family Dwelling District

APPEAL #11043 – Appeal filed by Fendler and Associates from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to demolish existing frame garage to construct garage with 2nd floor carriage house, per plans at 4646 Pershing Pl.

WARD 28 #AB-538607-17 ZONE: “A” – Single Family Dwelling District

APPEAL #11044 – Appeal filed by Spencer Development LLC from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct mixed use building, per plans (zoning only) at 4101 Manchester Ave.

WARD 17 #AB-539574-17 ZONE: “G” – Local Commercial and Office District

APPEAL #10715 – Revocation hearing for Mally Market from the determination of the Building Commissioner in the revocation of an area variance a conditional use permit authorizing the Appellant to construct gas station/convenience store w/liquor & cooking at 2800-2818 North Florissant (**revocation hearing**)

WARD 3 #AB-525451-15 ZONE: “G” – Local Commercial and Office District

3. **Deliberations on the above hearings**

4. Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on December 13, 2017.

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment

J. Klitzing, Chairman

cc:

Via Email:

Zoning Staff
Mary Hart Burton, Zoning Administrator
Randall Mourning, Building Commissioner's Office
Ed Ware, Building Inspection Section
Tim O'Connell, Mayor's Office
Michelle Petersen, Neighborhood Business Development Director
Rebecca Wright, City Counselor's Office
Jimmie M. Edwards, Director of Public Safety
Otis Williams, SLDC
Dotti Pennington, NSO
Dale Ruthsatz, SLDC
Margaret Johnson, Multigraph
Don Roe, PDA
Sherran White, Building Inspection Section
Renee Cooley, Building Inspection Section
Brian Alcaraz, Building Inspection Section
Chris Schlumm, Building Inspection Section
Rob Orr, SLDC
Jay Watson
Russell Halliday
Project Connect

Via Hard Copy only:

Court Reporter
Fire Marshall, 1421 N. Jefferson

Via Hard Copy with Attachments:

Alderman, Room 230
Mary Hart Burton, Zoning Administrator
Rebecca Wright, City Counselor's Office
Board Members
Business Assistance Center, Room 421

Via Hand Delivery:

Register, Room 234
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